



LIVING SHELTER DESIGN ARCHITECTS, PLLC

innovative design solutions for healthy, resilient homes + communities

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380 Newport Way NW – Home to Office Conversion Narrative

This project will develop our owner's home on the SE corner of Newport Way NW and Dogwood Street into our architectural office location. The zoning here is MFM, which allows for professional office under conditional use. At this time, most of the houses on Newport Way NW have been converted to professional office or childcare use.

Living Shelter is an established design firm which had an office on the adjacent property at 320 Newport Way from 2001 to 2010. That property was sold during the economic downturn and the practice was moved into the basement of our owner's home at this corner location. The current owner of that business property has agreed to share their access drive, which will allow us to decommission the access from Dogwood Street in response to the City's plans for future round-about at the corner. There will be a shared maintenance agreement drawn for the drive and parking area.

Our firm is well known for its Sustainable design and business practices, and this project will be a green building and development demonstration site. We believe in the wholeness generated by community outreach and education being interwoven with our business.

Phase one of the project will focus on meeting the Change of Use requirements, from Parking, to Accessibility and Egress, to Load capacity. Phase two will increase the building footprint by approximately 600 feet and demonstrate several Green Building methods and materials, including passive solar design, straw bale walls, and natural plasters, to name a few. The most appropriate Green Building Certification type and level are being explored.

The net usable area of office space after the completion of both phases will be approximately 1300 square feet. The 740 square foot basement with its 6'5" headroom will be reserved for archival storage and mechanical equipment. We will have 9 parking spaces, including 4 for the business we will share access with and one ADA van space. All paving will be permeable.

There is a monumental Douglas fir tree on the SW corner of the site that will be retained and celebrated with signage and a nearby bench. There will be permaculture demonstration gardens, with an abundance of edible and pollinator species in the landscaping. Rainwater catchment will provide for irrigation needs and any overflow will feed a raingarden. The landscape will be on a regular maintenance schedule, and the responsibility of the owner.

We are confident that the completed project will be something both Living Shelter and the City of Issaquah will be proud of long into the future.